

3 Taralake Mews NE
Calgary, Alberta**MLS # A2237738****\$1,250,000**

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,862 sq.ft.	Age:	2009 (16 yrs old)
Beds:	7	Baths:	6
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: None

Location!!! Location!!! Location!!! Custom-built double garage attached home, boasting an impressive 8 bedrooms and 6 full bathrooms. Open-to-above design and 9-feet ceilings on the main floor. The main level features an open concept living area, including a family room With A spice kitchen, and a bonus of a flexible room along with a full 4-piece bathroom, offering versatility for your family's needs. Heading upstairs, you'll find a welcoming bonus room with vaulted ceiling and entertainment wall unit. The primary bedroom suite with vaulted ceiling and featured wall is a true sanctuary, displaying a luxurious 5-piece ensuite complete with a corner jacuzzi tub, a separate shower, a generous walk-in closet, and a balcony, adding an extra touch of elegance. There's also a second Primary bedroom with featured wall, 4-piece ensuite and walk-in closet. Along with two more spacious bedrooms, a 4-piece bathroom, and a laundry room on Main floor. The fully developed basement is equipped with separate entrance, providing flexibility and functionality. One section of the basement serves as a 2-bedroom (Is A Legal Basement Suite) living space with a kitchen, a comfortable living room, and a 4-piece bathroom. The other half of the basement features a newly built illegal (Basement suite) with a Bedroom, a kitchen, another 3-piece bathroom. For added convenience, there is a shared laundry facility for the basement tenants. Throughout the home, you'll find high-quality finishes and upgrades, such as stainless-steel built-in appliances on the main floor, granite countertops in the kitchen, granite surfaces in all the upstairs bathrooms, and an abundance of pot lights. The fully fenced backyard offers privacy and security for outdoor activities and ample parking. The house has new paint, new carpet, new garage door, and new construction in process for the extension

of another room on main level. New Air Conditioning Unit - New Furnace & New Hot Water Tank. Situated in a convenient location, this home is close to parks, schools, an LRT station, public transportation, and various amenities. Don't miss out this RARE GEM…